

78- 007311

KNOW ALL MEN BY THESE PRESENTS: THAT Roger & Donna Luft, husband and wife; Earl and Linda Hardy, husband and wife

of Hall County, and State of Nebraska, in consideration of the sum of Sixty-nine thousand two hundred and no/100-----(\$69,200.00)-----DOLLARS in hand paid, do hereby SELL and CONVEY unto Commercial National Bank & Trust Company

of Hall County, and State of Nebraska, the following described premises situated in Hall County, and State of Nebraska to-wit:

Lot One (1) and The Northerly Thirty-eight and Four Tenths (38.4) Feet of Lot Three (3), Block Six (6), College Addition to West Lawn, Grand Island, Hall County, Nebraska.

In the event the title to said real estate is transferred, or contracted to be transferred, from the undersigned for any reason or by any method whatsoever, the entire principal sum and accrued interest shall at once become due and payable at the election of the holder hereof. Failure to exercise this option because of transfer of title as above stated in one instance shall not constitute a waiver of the right to exercise the same in the event of any subsequent transfer.

The intention being to convey hereby an absolute title in fee simple including all the rights of homestead and dower.

TO HAVE AND TO HOLD the premises above described, with all the appurtenances thereunto belonging unto the said mortgagee and to its heirs and assigns, forever, provided always, and these presents are upon the express condition that if the aforesaid mortgagor or their heirs, executors, administrators or assigns shall pay or cause to be paid to the said mortgagee its heirs, executors, administrators or assigns, the sum of Sixty-nine thousand two hundred and no/100-----(\$69,200.00)----- Dollars, payable as follows, to-wit:

Entire principal and accrued	Dollars on the	day of	. 19
interest due and payable	Dollars on the	15th day of April	. 19 79
	Dollars on the	day of	. 19
	Dollars on the	day of	. 19
	Dollars on the	day of	. 19

with interest thereon at 11.0 per cent per annum, payable annually all according to the tenor and effect of a certain promissory note of said Roger & Donna Luft, husband & wife; Earl & Linda Hardy, husband & wife

bearing even date with these presents, and shall pay all taxes and assessments levied upon said real estate, and all other taxes, levies and assessments levied upon this mortgage or the note which this mortgage is given to secure, before the same becomes delinquent, and keep the buildings on said premises insured for the sum of \$ N/A loss, if any, payable to the said mortgagee, then these presents to be void, otherwise to be and remain in full force.

IT IS FURTHER AGREED (1) That if the said mortgagor shall fail to pay such taxes or procure such insurance, the said mortgagee may pay such taxes and procure such insurance; and the sum so advanced, with interest at 11.0 per cent shall be paid by said mortgagor, and this mortgage shall stand as security for the same. (2) That a failure to pay any of said money, either principal or interest when the same becomes due, or a failure to comply with any of the foregoing agreements, shall cause the whole sum of money herein secured to become due and collectible at once at the option of the mortgagee.

Signed this 3rd day of November, 1978

In presence of

Roger Luft
 Roger Luft
Donna Luft
 Donna Luft
Earl Hardy
 Earl Hardy
Linda Hardy
 Linda Hardy

David R. Beckle

STATE OF Nebraska, County of Hall, d/b/a Classic IV Enterprises
 Before me, a notary public qualified for said county, personally came Roger & Donna Luft, husband & wife Earl & Linda Hardy, husband & wife

known to me to be the identical person or persons who executed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and seal of office this 3rd day of November, 1978.
 My commission expires: 1978 22 1981 Notary Public: *Betty Beckle*

STATE OF _____ County of _____ Entered on numerical index and filed for record in the Register of Deeds Office of said County the _____ day of _____, 1978, at _____ o'clock and _____ minutes _____ M., and recorded in Book _____ of _____ at page _____

By _____ Reg. of Deeds
 Deputy

Entered as Document No.

78-007311

Grantor JH
Grantee PC
Numerical 5
12234

78 NOV 7 AM 11 16

State Of Nebraska
County Of Hall
Register Of Deeds
JEAN FISHER

Jean Fisher

CMB
B11217